

018.0

0008

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

691,400 / 691,400

691,400 / 691,400

691,400 / 691,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HANIFY WILLIAM B--ETAL	
Owner 2: HANIFY DANA M	
Owner 3:	

Street 1: 66 COLONIAL DRIVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,700 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1941, having primarily Vinyl Exterior and 1295 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	85.	1.04	2									502,349						502,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5700.000	189,100		502,300	691,400		13390
							GIS Ref
							GIS Ref
							Insp Date
							10/27/17

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID			PAT ACCT.		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2020	101	FV	189,100	0	5,700.	502,400	691,500	691,500	Year End Roll	12/18/2019				
2019	101	FV	164,000	0	5,700.	650,100	814,100	814,100	Year End Roll	1/3/2019				
2018	101	FV	164,000	0	5,700.	413,700	577,700	577,700	Year End Roll	12/20/2017				
2017	101	FV	164,000	0	5,700.	378,200	542,200	542,200	Year End Roll	1/3/2017				
2016	101	FV	164,000	0	5,700.	307,300	471,300	471,300	Year End	1/4/2016				
2015	101	FV	163,200	0	5,700.	307,300	470,500	470,500	Year End Roll	12/11/2014				
2014	101	FV	163,200	0	5,700.	280,100	443,300	443,300	Year End Roll	12/16/2013				
2013	101	FV	163,200	0	5,700.	266,500	429,700	429,700		12/13/2012				

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/5/1997	602		45,000					ADDITION 34X12	10/27/2017	Meas/Inspect	BS	Barbara S					
9/9/1997	528		4,500					34X12 FOUNDATION	2/21/2009	Meas/Inspect	372	PATRIOT					
									11/13/1999	Inspected	256	PATRIOT					
									10/5/1999	Mailer Sent							
									10/5/1999	Measured	243	PATRIOT					
									4/7/1999		PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA / / /

**USER DEFINED**

Prior Id # 1:	13390
Prior Id # 2:	
Prior Id # 3:	
Print Date:	
Print Time:	
Last Rev Date:	12/10/20
Last Rev Time:	17:09:56
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type:	19 - Ranch			Full Bath:	1	Rating:	Average																		
Sty Ht:	1 - 1 Story			A Bath:		Rating:																			
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																			
Foundation:	1 - Concrete			A 3QBth:		Rating:																			
Frame:	1 - Wood			1/2 Bath:		Rating:																			
Prime Wall:	4 - Vinyl			A HBth:		Rating:																			
Sec Wall:		%		OthrFix:		Rating:																			
Roof Struct:	2 - Hip			OTHER FEATURES																					
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good																		
Color:	WHITE			A Kits:		Rating:																			
View / Desir:	k - Kelwyn Manor			Fpl:	1	Rating:	Average																		
GENERAL INFORMATION				WSFlue:		Rating:																			
Grade:	C - Average			CONDOS INFORMATION																					
Year Blt:	1941	Eff Yr Blt:		Location:																					
Alt LUC:		Alt %:		Total Units:																					
Jurisdct:		Fact:	.	Floor:																					
Const Mod:				% Own:																					
Lump Sum Adj:				Name:																					
INTERIOR INFORMATION				DEPRECIATION								REMODELING													
Avg Ht/FL:	STD			Phys Cond:	AV - Average		31.	%	Exterior:		No Unit	RMS	BRS	FL		RES BREAKDOWN									
Prim Int Wall:	2 - Plaster			Functional:				%	Interior:		1	5	2												
Sec Int Wall:		%		Economic:				%	Additions:																
Partition:	T - Typical			Special:				%	Kitchen:																
Prim Floors:	3 - Hardwood			Override:				%	Baths:																
Sec Floors:		%		Total:	31	%			Plumbing:																
Bsmnt Flr:	12 - Concrete								Electric:																
Subfloor:									Heating:																
Bsmnt Gar:	1								General:																
Electric:	3 - Typical									1	5	2													
Insulation:	2 - Typical																								
Int vs Ext:	S																								
Heat Fuel:	2 - Gas																								
Heat Type:	1 - Forced H/Air																								
# Heat Sys:	1																								
% Heated:	100	% AC:	100																						
Solar HW:	NO	Central Vac:	NO																						
% Com Wall:		% Sprinkled:																							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 018.0-0008-0008.0																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
2	Frame Shed	D	Y	16X8	A	AV	1960		0.00	T	40	101													
More: N	Total Yard Items:	Total Special Features:												Total:											


